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THE FOLLOWING HEARING WAS DEFERRED FROM 7/09/03 TO THIS DATE:

HEARING NO. 03-6-CZ10-1 (02-63)

18-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: IGLESIA CRISTIANA AMOR, INC.

MODIFICATION of Conditions #2 & #6 of Resolution Z-180-96, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed New Child Care for Iglesia Cristiana Amor, Inc.,' as prepared by Jose A. Martinez, P. E. and dated received 6-5-96, except as herein modified to provide for a dense hedge, a minimum of 3' high at the time of planting, to be installed between the parking area and the interior side (west) property line and to provide for parking areas to be on graveled, mulched or hard surface."

TO: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Existing Floor Plan/Room Calculations (A-1) and Existing Elevation Existing Conditions (A-2)' as prepared by Design Drafting Robert Foraker, consisting of 2 sheets, dated and sealed March 4, 2002 and a site Survey as prepared by Charles W. Carr, Professional Surveyor, consisting of 1 sheet and dated December 27, 2001."

FROM: "6. That the use shall be restricted to a maximum number of 25 children."

TO: "6. That the use shall be restricted to a maximum number of 75 children."

The purpose of this request is to allow the applicant to expand the existing sanctuary seating area and to increase the number of children in a previously approved day care center.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #03-93).

SUBJECT PROPERTY: The south ½ of the east ½ of the west ½ of the NW ¼ of the NE ¼ of the NE ¼, less the south 25' thereof, and the south ½ of the west 30' of the east ½ of the NW ¼ of the NE ¼ of the NE ¼, less the south 25' thereof, all in Section 18, Township 54 South, Range 40 East.

LOCATION: 10855 S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.38 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/09/03 TO THIS DATE:

HEARING NO. 03-7-CZ10-2 (02-360)

4-54-39  
Council Area 10  
Comm. Dist. 12

APPLICANT: UNITED HOMES AT EMERALD LAKES, INC.

DELETION of Condition #26 of Resolution Z-4-00, passed and adopted by the Board of County Commissioners and only as it applies to the subject property and reading as follows:

"26. That no gates be permitted in any of the 3 parcels."

The purpose of this request is to permit the applicant to install gates at the entrance and exits of the development.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17). (Ordinance #03-93).

A plan is on file and may be examined in the Zoning Department entitled "Pavement Marking Plan Emerald Lakes," as prepared by Robayna and Associates, Inc., dated revised 10/17/02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A parcel of land in Section 4, Township 54 South, Range 39 East, better described as follows:

Beginning at the Southeast corner of said Section 4; thence S87°45'25"W along the south line of said section, as a basis of bearing, for 1,320.14' to the Southeast corner of SW ¼ of the SE ¼ of said Section 4; thence N2°12'21"W along the east line of SW ¼ of SE ¼ of said Section 4 for 1,223.64'; thence N89°43'6"E for 625.2'; thence S2°11'21"E for 542.7'; thence N87°44'49"E for 695.66' to the east line of said Section 4; thence S2°12'0"E along the east line of said Section 4 for 659.67' to the Point of beginning.

LOCATION: Lying south of S.W. 8<sup>th</sup> Street (Tamiami Trail), between S.W. 147 Avenue & theoretical S.W. 149 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 27.93 Acres

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/9/03 TO THIS DATE:

HEARING NO. 03-7-CZ10-4 (03-73)

8-54-41  
Council Area 10  
Comm. Dist. 6

APPLICANT: P. J. F., L. L. C.

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15,16,17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48.

LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 102' x 107'

RU-3 (Four Unit Apartment)

RU-5A (Semi-professional Offices)

HEARING NO. 03-9-CZ10-1 (02-320)

10-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANTS: HUMAYOUN FAROOQ & AL-FAROOQ CORP.

- (1) USE VARIANCE to permit RU-5A uses in the RU-1 zone as would be permitted in the RU-5A zone (attorney's office and mortgage company previously approved).
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-119-83 passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Ferro and dated December 7, 1982.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Conde Architect P.A. consisting of three pages dated 8/1/03.

Purpose of the request is to allow the applicant to construct an addition to the previously approved office building and to allow additional semi-professional office uses on this site.

- (3) Applicant is requesting approval to permit a setback of 8'11" from the interior side (north) property line. (The underlying zoning district regulations require 15') (9' previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of such request(s) may be considered under §33-311(A)(17) (Ordinance #03-93) and Section 33-311(A)(20) (Ordinance 03-162) or under Section 33-311 (A)(4)(c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 2 of BREEZVIEW MANORS, Plat Book 62 Page 38.

LOCATION: 1235 SW 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

PRESENT ZONING: RU-1 (Single Family Residential 7,500 sq. ft. net)

HEARING NO. 03-9-CZ10-2 (03-10)

10-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANTS: SHOMA HOMES AT BRISTOL PARK, INC.

- (1) Applicant is requesting approval to permit proposed single family residences setback 20' from the rear property lines on 18 proposed lots (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit proposed single family residences setback 12' from the side street property lines on corner lots only (The underlying zoning district regulation requires 15').

Proposed requests are for Lots 1, 2 & 6 of Block 2, Lots 1, 2, 6 & 7 of Block 3, & Lots 1, 9, 10, 13, 14, 20 & 21 of Block 6 and Lots 1, 2, 6 & 7 of Block 7 of proposed Alco Estates Subdivision.

Approval of such requests may be considered under §33-311(A)(14) (Alternative site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A Plan is on file and may be examined in the Zoning Department entitled "ALCO ESTATES SITE PLAN," as prepared by "Miguel Espinosa, Land Surveyor" dated 5/12/03 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: The North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of Section 10, Township 54, Range 39, less and except the North 165.01' of the East 188.01' thereof.

LOCATION: Northeast corner of S.W. 147 Avenue and S.W. 11 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.75 Acres

PRESENT ZONING: RU-1Ma (Modified Single Family 5,000 sq. ft. net)

APPLICANTS: ISVALDO & MIRIAM PEREZ

- (1) Applicant is requesting approval to permit a proposed addition to a single-family residence setback 13' from the rear (west) property line. (The underlying zoning district regulation requires 25' [23.8' previously approved]).
- (2) Applicant is requesting approval to permit an existing single-family residence setback a minimum of 23.06' from the rear (west) property line. (The underlying zoning district regulation requires 25' [23.8' previously approved]).
- (3) Applicant is requesting approval to permit the existing single-family residence setback varying from 7.39' to 7.4' from the interior side (north) property line. (The underlying zoning district regulation requires 7.5').
- (4) Applicant is requesting approval to permit the existing single-family residence setback a minimum of 6.88' from the interior side (south) property line. (The underlying zoning district regulation requires 7.5')

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Open Terrace Addition," as prepared by Orlando M. Fortun, dated 11/30/02 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 1, CREDIA SUBDIVISION, Plat book 119, Page 49.

LOCATION: 2520 S.W. 105 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,739 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: DOSITEO & AUDE GAYOSO

- (1) Applicant is requesting approval to permit a single-family residence setback 12.5' from the rear (west) property line (The underlying zoning district regulations requires 25').
- (2) Applicant is requesting approval to permit a storage shed spaced from the residence 0' (The underlying zoning district regulations requires it to be spaced 10').
- (3) Applicant is requesting approval to permit a single-family residence with lot coverage of 38% (The underlying zoning district regulations allow 35% lot coverage).

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled, "DOSITEO GAYOSO," as prepared by A. Taquechel Assoc. Inc. Architects-Engineers-Planners, dated 7/26/00 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, SPRING LAND DEVELOPMENT, Plat book 96, Page 9.

LOCATION: 1934 S.W. 94 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86.75' X 86.5'

PRESENT ZONING: RU-1 (Single Family Residential 7,500 sq. ft. net)

APPLICANTS: JESUS BERNABE CALVO

- (1) Applicant is requesting approval to permit a single family residence setback 20.5 feet from the rear (south) property line (The underlying zoning district regulations requires 25 feet).
- (2) Applicant is requesting approval to permit two storage sheds spaced from the residence varying from 6.25' to 7.75' (The underlying zoning district regulations requires 10 feet spacing).
- (3) Applicant is requesting approval to permit storage shed #1 setback 4.75' from the interior side (east) property line (The underlying zoning district regulation requires 7.5').
- (4) Applicant is requesting approval to permit storage shed #2 setback 16' from the side street (west) property line (The underlying zoning district regulation requires 20').

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled, "STORAGE BUILDING & PORCH FOR MR. JESUS CALVO" prepared by Fernando Gomez-Pina. P.E. dated 4-29-03 consisting of 5 pages.

SUBJECT PROPERTY: Lot 9, Block 6, CORAL PARK ESTATES SECTION ONE, Plat book 65, Page 86.

LOCATION: 8980 S.W. 21 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 87' X 100'

PRESENT ZONING: RU-1 (Single Family Residential 7,500 sq. ft. net)

APPLICANTS: JOSE A. & IBIS A. LINARES

- (1) Applicant is requesting approval to permit an addition to a single family residence setback varying from 5' to 6.3' from the interior side (west) property line (The underlying zoning district regulation requires 7').
- (2) Applicant is requesting approval to permit a single family residence setback a minimum of 21.2' from the rear (north) property line (The underlying zoning district regulation requires 25').
- (3) Applicant is requesting approval to permit a canopy carport setback varying from 2' to 2.9' from the interior side (west) property line (The underlying zoning district regulation requires 3').

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled, "JOSE A. LINARES" prepared by Roberto Coba P.E. dated 5-15-03 consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 3, SUNSET HEIGHTS, Plat book 46, Page 74.

LOCATION: 7361 S.W. 12 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 70' X 103.4'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: JULIO & ONELIA VALDEZ

- (1) Applicant is requesting approval to permit an addition to a single family residence setback 12' from the rear (north) property line (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit a single family residence setback a minimum of 17.95' from the front (south) property line (The underlying zoning district regulation requires 25').
- (3) Applicant is requesting approval to permit a storage building with bath setback varying from 5.75' to 5.85' from the interior side (west) property line (The underlying zoning district regulation requires 7.5').

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance). Plans may be modified at public hearing.

Plans are on file and may be examined in the Zoning Department entitled, "ADDITION FOR MR. & MRS. VALDES," as prepared by Jose A. Martinez P.E. dated 9-25-01 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 24, Block 10, SOUTHERN ESTATES 1<sup>ST</sup> ADDN, Plat Book 72, Page 92.

LOCATION: 11991 S.W. 35 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 Sq. Ft.

PRESENT ZONING: RU-1 (Single Family Residential)